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- Exceptionally well-presented two-bedroom detached home
- Sought-after Stanway location, west of Colchester
- Easy access to A12 (London) and A120 (Braintree & Stansted)
- Close to Stanway Retail Park, M&S and Sainsbury's at Tollgate
- Welcoming entrance hall with downstairs cloakroom
- Modern kitchen-diner with patio doors to rear garden
- Two generous double bedrooms, principal with en-suite
- Landscaped rear garden with patio and powered summer house
- Viewing highly recommended – arrange without delay

Call to view 01206 576999 

## 11 Penguin Parade, Stanway, Colchester, Essex. CO3 8BU.

Penguin Parade, Stanway, CO3 \*\*Guide Price £300,000 - £325,000\*\* An exceptionally well-presented two-bedroom detached home - Location: Situated in the popular Stanway area on the western side of Colchester, the property benefits from excellent local amenities. Nearby is Stanway Retail Park with Marks & Spencer and Sainsbury's at Tollgate. There is easy access to the A12 for London and the A120 towards Braintree and Stansted Airport. Well-regarded primary and secondary schooling is close by, including Lexden Road Private School, Colchester Royal Grammar School, and St Mary's School for Girls.



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# Property Details.

## Ground Floor

### Entrance Hall

### Cloakroom

### Living Room



15' 1" x 10' 10" (4.60m x 3.30m)

### Kitchen/Dining Room



13' 9" x 9' 0" (4.19m x 2.74m)

## First Floor

### Landing

### Master Bedroom



10' 7" x 9' 3" (3.23m x 2.82m)

# Property Details.

## En-Suite



## Outside

### Outbuilding



13' 9" x 8' 5" (4.19m x 2.57m)

## Bedroom Two



13' 9" x 7' 8" (4.19m x 2.34m)

## Additional Information

We understand an annual estate charge is applicable to this property. We ask all interested parties to confirm the amount payable at an early stage of their conveyance with their appointed legal representative to prevent any discrepancies.

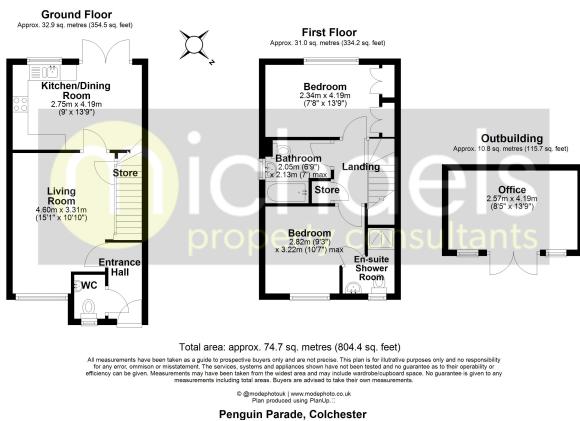
## Bathroom



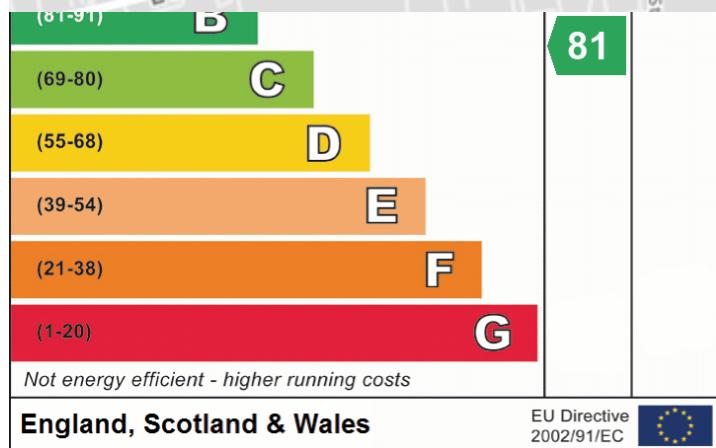
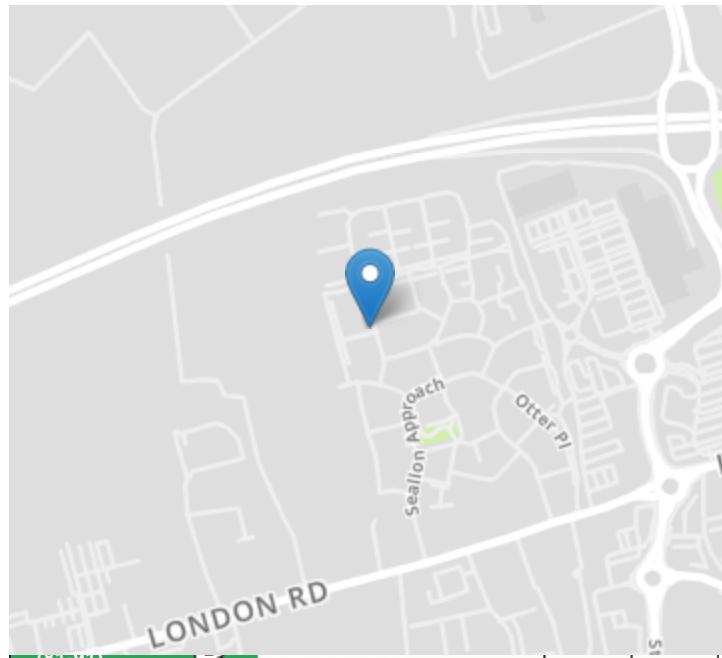
7' 0" x 6' 9" (2.13m x 2.06m)

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.